WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shannon L. Butler	Pinnacle Bank	108070B03600CO
(NAME)	(NAME)	
132 N Timber Drive, Condominium	150 3rd Ave. South # 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4254	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara M. Brock David T. Brock, wife and husband, joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shannon L. Butler, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 36, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, as amended in Book 6561, Page 141, Register's office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units, as set forth in Exhibit A-1 of the Master Deed, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara M. Kirsch, unmarried by Deed from Robert W. Langsdon and wife, Annette Langsdon, dated 07/13/2001 and filed for record on 07/17/2001 in Instrument 200107170075610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara M. Brock and David T. Brock, wife and husband, joint tenants with rights of survivorship by Deed from Barbara M. Brock formerly known as Barbara M. Kirsch, a now married woman, joined by her spouse, David T. Brock, dated 07/06/2012 and filed for record on 09/05/2012 in Instrument 201209050080233, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Book 5200, Page 342 and Book 6250, Page 219, said Register's Office.

Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium of record in Book 6549, Page 475, as amended of record in Book 6561, Page 141, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5856, Page 80, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130051279 DEEDWARR
Recvd: 06/18/13 14:00 2 pgs
Fees:13.00 Taxes:290.08

20130618-0062247

File No.: 01288-15222
SMG TN Warranty Deed

Easement for Television Cable of record in Book 6587, Page 204, said Register's Office.

Utility Easement of record in Book 7097, Page 120, and Book 7097, Page 154, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 132 N Timber Drive, Condominium, Nashville, TN 37214-4254
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of June, 2013.

Barbara M Brock
Barbara M. Brock

David T Brock by Barbara M Brock his atty in fact
David T. Brock by Barbara M. Brock his attorney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara M. Brock, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of June, 2013.

Lissa Groom
Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Barbara M. Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of David T. Brock, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf by virtue of an instrument of record in Instrument No. 20130618-0062246, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 13th day of June, 2013.

Lissa Groom
Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SMG TN Warranty Deed

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122